

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.96'	35.14'	N 86°04'19" E	89°17'34"
C2	25.00'	45.67'	39.58'	S 10°54'21" E	104°39'45"
C3	487.50'	114.03'	113.77'	S 56°32'07" E	13°24'06"
C4	430.00'	76.89'	76.79'	N 5°46'15" W	10°14'42"
C5	430.00'	54.29'	54.26'	N 61°30'57" W	7°14'23"
C6	430.00'	107.50'	107.22'	N 5°57'56" W	14°19'26"
C7	430.00'	12.00'	12.00'	N 50°00'14" W	1°35'58"
C8	730.00'	556.69'	543.30'	N 26°43'44" W	4°34'13"
C9	150.00'	59.70'	59.31'	N 83°28'50" W	22°48'14"
C10	295.00'	94.72'	93.82'	N 04°16'02" E	18°17'56"
C11	295.00'	149.86'	148.25'	N 27°58'11" E	29°06'22"
C12	585.00'	186.84'	186.04'	N 04°16'02" E	18°17'56"
C13	585.00'	297.18'	293.99'	N 27°58'11" E	29°06'22"
C14	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C15	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C16	25.00'	21.03'	20.41'	S 28°58'38" E	48°11'23"
C17	50.00'	18.57'	18.46'	S 42°25'56" E	21°16'46"
C18	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C19	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C20	25.00'	32.05'	29.80'	N 78°08'56" E	73°26'49"
C21	25.00'	42.96'	37.80'	N 07°41'30" W	98°14'21"
C22	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C23	25.00'	39.27'	35.36'	N 03°34'39" W	90°00'21"
C24	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C25	25.00'	39.27'	35.36'	N 03°34'39" W	90°00'03"
C26	25.00'	39.27'	35.36'	N 86°25'30" E	89°59'57"
C27	755.00'	23.18'	23.18'	N 47°41'45" W	1°45'32"
C28	755.00'	47.60'	47.59'	N 45°00'37" W	3°36'44"
C29	755.00'	48.41'	48.40'	N 41°22'03" W	3°40'24"
C30	755.00'	48.41'	48.40'	N 37°41'39" W	3°40'24"
C31	755.00'	48.41'	48.40'	N 34°01'14" W	3°40'24"
C32	755.00'	48.41'	48.40'	N 30°20'50" W	3°40'24"
C33	755.00'	48.41'	48.40'	N 26°40'26" W	3°40'24"
C34	755.00'	48.41'	48.40'	N 23°00'01" W	3°40'24"
C35	755.00'	48.41'	48.40'	N 19°18'07" W	3°40'24"
C36	755.00'	48.41'	48.40'	N 15°39'13" W	3°40'24"
C37	755.00'	48.41'	48.40'	N 11°58'48" W	3°40'24"
C38	755.00'	48.41'	48.40'	N 08°18'24" W	3°40'24"
C39	755.00'	20.92'	20.92'	N 05°40'34" W	1°35'15"
C40	25.00'	39.27'	35.36'	N 49°52'27" W	90°00'00"
C41	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C42	320.00'	22.99'	22.98'	N 02°49'27" W	4°06'59"
C43	320.00'	46.42'	46.38'	N 03°23'22" E	8°18'40"
C44	320.00'	32.79'	32.78'	N 10°28'51" E	5°52'18"
C45	320.00'	34.01'	33.99'	N 16°25'51" E	6°05'23"
C46	320.00'	46.42'	46.38'	N 23°39'42" E	8°18'40"
C47	320.00'	46.42'	46.38'	N 31°58'22" E	8°18'40"
C48	320.00'	35.71'	35.70'	N 39°19'32" E	6°23'40"
C49	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C50	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C51	560.00'	48.81'	48.80'	N 40°01'32" E	4°59'39"
C52	560.00'	60.24'	60.22'	N 34°26'48" E	6°09'50"
C53	560.00'	60.24'	60.22'	N 28°16'58" E	6°09'50"
C54	560.00'	60.24'	60.22'	N 22°07'08" E	6°09'50"
C55	560.00'	54.93'	54.91'	N 16°13'37" E	5°37'14"
C56	560.00'	31.77'	31.77'	N 11°47'29" E	3°15'02"
C57	560.00'	60.24'	60.22'	N 07°05'03" E	6°09'50"
C58	560.00'	60.24'	60.22'	N 00°55'13" E	6°09'50"
C59	560.00'	26.59'	26.59'	N 03°31'19" W	2°43'15"
C60	610.00'	35.61'	35.60'	N 03°12'36" W	3°20'41"
C61	610.00'	52.85'	52.83'	N 00°56'40" E	4°57'51"
C62	610.00'	52.85'	52.83'	N 05°54'31" E	4°57'51"
C63	610.00'	53.51'	53.49'	N 10°54'13" E	5°01'34"
C64	610.00'	44.47'	44.46'	N 15°30'18" E	4°10'37"
C65	610.00'	52.85'	52.83'	N 20°04'33" E	4°57'51"
C66	610.00'	52.85'	52.83'	N 25°02'24" E	4°57'51"
C67	610.00'	52.85'	52.83'	N 30°00'15" E	4°57'51"
C68	610.00'	52.85'	52.83'	N 34°58'06" E	4°57'51"
C69	610.00'	54.00'	53.99'	N 39°59'12" E	5°04'21"
C70	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C71	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C72	270.00'	90.12'	89.83'	N 34°01'19" E	17°00'07"
C73	270.00'	57.04'	56.93'	N 19°28'08" E	12°06'15"
C74	270.00'	44.26'	44.21'	N 08°43'14" E	9°23'32"
C75	270.00'	41.97'	41.93'	N 00°25'45" W	8°54'24"
C76	175.00'	69.65'	69.19'	N 83°28'50" W	22°48'14"
C77	125.00'	49.75'	49.42'	N 83°28'50" W	22°48'14"
C78	25.00'	39.27'	35.36'	N 40°07'04" E	89°59'58"
C79	705.00'	10.17'	10.17'	N 05°17'45" W	0°49'36"
C80	705.00'	57.80'	57.79'	N 08°03'28" W	4°41'52"
C81	705.00'	57.80'	57.79'	N 12°45'20" W	4°41'52"
C82	705.00'	57.80'	57.79'	N 17°27'12" W	4°41'52"
C83	705.00'	72.02'	71.99'	N 22°43'43" W	5°51'11"
C84	705.00'	63.59'	63.57'	N 28°14'21" W	5°10'04"
C85	705.00'	63.59'	63.57'	N 33°24'25" W	5°10'04"
C86	705.00'	63.59'	63.57'	N 38°34'29" W	5°10'04"
C87	705.00'	63.59'	63.57'	N 43°44'33" W	5°10'04"
C88	705.00'	27.67'	27.67'	N 47°27'03" W	2°14'57"
C89	224.98'	31.95'	31.92'	N 00°48'49" W	8°08'13"
C90	175.00'	24.85'	24.83'	N 00°48'50" W	8°08'13"
C91	50.00'	49.53'	47.53'	S 03°24'45" E	56°45'37"
C92	50.00'	33.98'	33.33'	S 44°25'20" W	38°58'33"
C93	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C94	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C95	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C96	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C97	50.00'	37.54'	36.67'	S 85°25'13" W	4°30'13"
C98	50.00'	46.99'	45.28'	N 46°08'43" W	53°50'54"
C99	50.00'	54.57'	51.90'	N 12°02'35" E	62°31'42"
C100	25.00'	0.52'	0.52'	N 42°42'47" E	1°11'18"
C101	25.00'	20.51'	19.94'	N 83°70'06" E	47°00'05"
C102	50.00'	61.73'	40.53'	S 18°01'44" W	47°49'21"
C103	50.00'	51.22'	49.01'	S 72°17'13" W	58°41'36"
C104	225.00'	29.50'	29.48'	N 01°07'36" W	7°30'42"
C105	225.00'	2.45'	2.45'	N 02°56'31" E	0°37'30"
C106	175.02'	24.86'	24.83'	N 00°48'52" W	8°08'13"
C107	400.00'	58.06'	58.01'	N 60°58'10" W	8°18'58"
C108	460.00'	11.83'	11.83'	N 48°33'05" W	12°53'37"
C109	25.00'	39.51'	35.52'	N 03°50'53" W	90°32'48"
C110	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C111	50.00'	33.98'	33.33'	N 58°53'43" W	38°56'33"
C112	995.00'	0.56'	0.56'	N 48°33'45" W	0°01'56"
C113	400.00'	11.40'	11.40'	S 48°27'54" E	1°38'01"
C114	50.00'	35.91'	35.14'	N 18°50'55" W	41°09'04"
C115	50.00'	55.78'	52.93'	N 33°41'12" E	63°55'10"
C116	25.00'	14.74'	14.53'	N 48°45'13" E	33°47'08"
C117	25.00'	16.03'	15.76'	N 13°29'21" E	36°44'35"

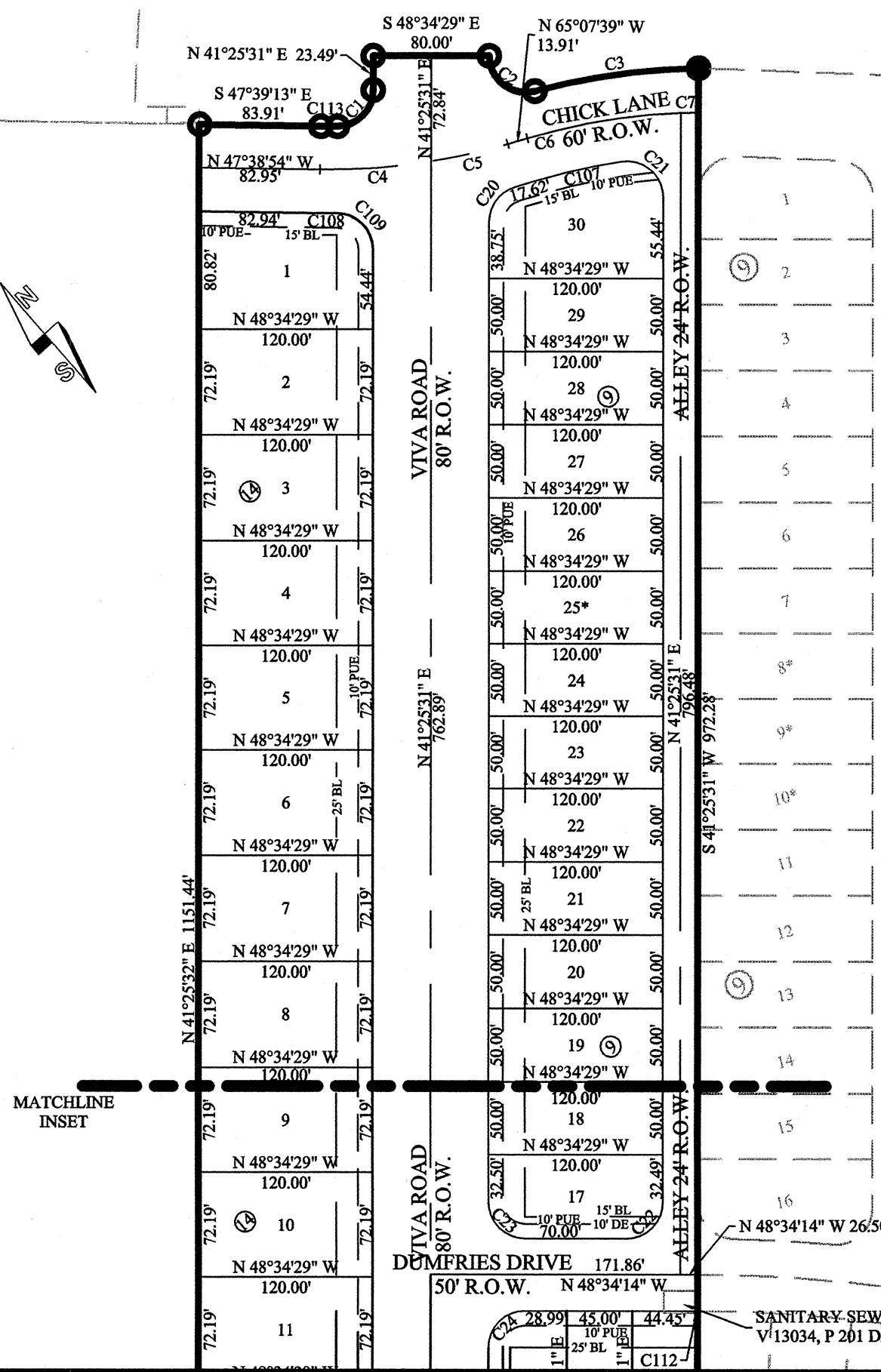
LOT SIZE TABLE		
BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	16	6,000
	17	6,000
	18	6,000
	19	5,997
	20	6,000
	21	6,000
	22	6,000
	23	5,973
	24	7,244
	25	10,214
4	26	10,000
	3	6,017
	4	6,009
	5	6,015
	6	6,008
	7	5,992
	8	5,993
	9	6,026
	10	6,380
	11	6,639
4	12	5,985
	13	19,033
	14	13,987
	15	5,664
	16	5,616
	17	6,686
	18	6,078
	19	6,092
	20	6,105
	21	5,665
5	22	5,665
	23	5,983
	24	5,991
	25	6,010
	26	6,011
	27	6,000
	28	6,000
	29	6,000
	30	6,036
	31	6,029
5	32	6,017
	33	6,009
	34	6,048
	35	7,244
	36	6,000
	37	8,027
	38	9,997
	39	13,977
	40	6,622
	41	6,601
7	42	6,601
	43	5,993
	44	7,021
	45	6,592
	46	6,518
	47	6,600
	48	6,600
	49	6,600
	50	6,614
	51	6,600
7	52	6,600
	53	6,626
	54	6,600
	55	6,600
	56	8,644
	57	8,605
	58	6,000
	59	6,000
	60	6,000
	61	6,000
9	62	6,000
	63	6,000
	64	6,000
	65	6,000
	66	6,000
	67	6,000
	68	6,000
	69	6,000
	70	6,000
	71	6,000
9	72	6,000
	73	6,000
	74	6,000
	75	6,000
	76	6,000
	77	6,000
	78	6,000
	79	6,000
	80	6,000
	81	6,000
9	82	6,000
	83	6,000
	84	6,000
	85	6,000
	86	6,000
	87	6,000
	88	6,000
	89	6,000
	90	6,000
	91	6,000
9	92	6,000
	93	6,000
	94	6,000
	95	6,000
	96	6,000
	97	6,000
	98	6,000
	99	6,000
	100	6,000
	10	101
102		6,000
103		6,000
104		6,000
105		6,000
106		6,000
107		6,000
108		6,000
109		6,000
110		6,000
10	111	6,000
	112	6,000
	113	6,000
	114	6,000
	115	6,000
	116	6,000
	117	6,000
	118	6,000
	119	6,000
	120	6,000
10	121	6,000
	122	6,000
	123	6,000
	124	6,000
	125	6,000
	126	6,000
	127	6,000
	128	6,000
	129	6,000
	130	6,000
10	131	6,000
	132	6,000
	133	6,000
	134	6,000
	135	6,000
	136	6,000
	137	6,000
	138	6,000
	139	6,000
	140	6,000
10	141	6,000
	142	6,000
	143	6,000
	144	6,000
	145	6,000
	146	6,000
	147	6,000
	148	6,000
	149	6,000
	150	6,000
10	151	6,000
	152	6,000
	153	6,000
	154	6,000
	155	6,000
	156	6,000
	157	6,000
	158	6,000
	159	6,000
	160	6,000
10	161	6,000
	162	6,000
	163	6,000
	164	6,000
	165	6,000
	166	6,000
	167	6,000
	168	6,000
	169	6,000
	170	6,000
10	171	6,000
	172	6,000
	173	6,000
	174	6,000
	175	6,000
	176	6,000
	177	6,000
	178	6,000
	179	6,000
	180	6,000
10	181	6,000
	182	6,000
	183	6,000
	184	6,000
	185	6,000
	186	6,000
	187	6,000
	188	6,000
	189	6,000
	190	6,000
10	191	6,000
	192	6,000
	193	6,000
	194	6,000
	195	6,000
	196	6,000
	197	6,000
	198	6,000
	199	6,000
	200	6,000
10	201	6,000
	202	6,000
	203	6,000
	204	6,000
	205	6,000
	206	6,000
	207	6,000
	208	6,000
	209	6,000
	210	6,000
10	211	6,000
	212	6,000
	213	6,000
	214	6,000
	215	6,000
	216	6,000
	217	6,000
	218	6,000
	219	6,000
	220	6,000
10	221	6,000
	222	6,000
	223	6,000
	224	6,000
	225	6,000
	226	6,000
	227	6,000
	228	6,000
	229	6,000
	230	6,000
10	231	6,000
	232	6,000
	233	6,000
	234	6,000
	235	6,000
	236	6,000
	237	6,000
	238	6,000
	239	6,000
	240	6,000
10	241	6,000
	242	6,000
	243	6,000
	244	6,000
	245	6,000
	246	6,000
	247	6,000
	248	6,000
	249	6,000
	250	6,000
10	251	6,000
	252	6,000
	253	6,000
	254	6,000
	255	6,000
	256	6,000
	257	6,000
	258	6,000
	259	6,000
	260	6,000
10	261	6,000
	262	6,000
	263	6,000
	264	6,000
	265	6,000
	266	6,000
	267	6,000
	268	6,000
	269	6,000
	270	6,000
10	271	6,000
	272	6,000
	273	6,000
	274	6,000
	275	6,000
	276	6,000
	277	6,000
	278	6,000
	279	6,000
	280	6,000
10	281	6,000
	282	6,000
	283	6,000
	284	6,000
	285	6,000
	286	6,000
	287	6,000
	288	6,000
	289	6,000
	290	6,000
10	291	6,000
	292	6,000
	293	6,000
	294	6,000
	295	6,000
	296	6,000
	297	6,000
	298	6,000
	299	6,000
	300	6,000
10	301	6,000
	302	6,000
	303	6,000
	304	6,000
	305	6,000
	306	6,000
	307	6,000
	308	6,000
	309	6,000
	310	6,000
10	311	6,000
	312	6,000
	313	6,000
	314	6,000
	315	6,000
	316	6,000
	317	6,000
	318	6,000
	319	6,000
	320	6,000
10	321	6,000
	322	6,000
	323	6,000
	324	6,000
	325	6,000
	326	6,000
	327	6,000
	328	6,000
	329	6,000
	330	6,000
10	331	6,000
	332	6,000
	333	6,000
	334	6,000
	335	6,000
	336	6,000
	337	6,000
	338	6,000
	339	6,000
	340	6,000
10	341	6,000
	342	6,000
	343	6,000
	344	6,000
	345	6,000
	346	6,000
	347	6,000
	348	6,000
	349	6,000
	350	6,000
10	351	6,000
	352	6,000
	353	6,000
	354	6,000
	355	6,000
	356	6,000
	357	6,000
	358	6,000
	359	6,000
	360	6,000
10	361	6,000
	362	6,000
	363	6,000
	364	6,000
	365	6,000
	366	6,000
	367	6,000
	368	6,000
	369	6,000
	370	6,000
10	371	6,000
	372	6,000
	373	6,000
	374	6,000
	375	6,000
	376	6,000
	377	6,000
	378	6,000
	379	6,000
	380	6,000
10	381	6,000
	382	6,000
	383	6,000
	384	6,000
	385	6,000
	386	6,000
	387	6,000
	388	6,000
	389	6,000
	390	6,000
10	391	6,000
	392	6,000
	393	6,000
	394	6,000
	395	6,000
	396	6,000
	397	6,000
	398	6,000
	399	6,000
	400	6,000
10	401	6,000
	402	6,000
	403	6,000
	404	6,000
	405	6,000
	406	6,000
	407	6,000
	408	6,000
	409	6,000
	410	6,000
10	411	6,000
	412	6,000
	413	6,000
	414	6,000
	415	6,000
	416	6,000
	417	6,000
	418	6,000
	419	6,000
	420	6,000
10	421	6,000
	422	6,000
	423	6,000
	424	6,000
	425	6,000
	426	6,000
	427	6,000
	428	6,000
	429	6,000
	430	6,000
10	431	6,000
	432	6,000
	433	6,000
	434	6,000
	435	6,000
	436	6,000
	437	6,000
	438	6,000
	439	6,000
	440	6,000
10	441	6,000
	442	6,000
	443	6,000
	444	6,000
	445	6,000
	446	6,000
	447	6,000
	448	6,000
	449	6,000
	450	6,000
10	451	6,000
	452	6,000
	453	6,000
	454	6,000
	455	6,000
	456	6,000
	457	6,000
	458	6,000
	459	6,000
	460	6,000
10	461	6,000
	462	6,000
	463	6,000
	464	6,000
	465	6,000
	466	6,000
	467	6,000
	468	6,000
	469	6,000
	470	6,000
10	471	6,000
	472	6,000
	473	6,000
	474	6,000
	475	6,000
	476	6,000
	477	6,000
	478	6,000
	479	6,000
	480	6,000
10	481	6,000
	482	6,000
	483	6,000
	484	6,000
	485	6,000
	486	6,000
	487	6,000
	488	6,000
	489	6,000
	490	6,000
10	491	6,000
	492	6,000
	493	6,000
	494	6,000
	495	6,000
	496	6,000
	497	6,000
	498	6,000
	499	6,000
	500	6,000
10	501	6,000
	502	6,000
	503	6,000
	504	6,000
	505	6,000
	506	6,000
	507	6,000
	508	6,000
	509	6,000
	510	6,000
10	511	6,000
	512	6,000
	513	6,000
	514	6,000
	515	6,000
	516	6,000
	517	6,000
	518	6,000
	519	6,000
	520	6,000
10	521	6,000
	522	6,000
	523	6,000
	524	6,000
	525	6,000
	526	6,000
	527	6,000
	528	6,000
	529	6,000
	530	6,000

LOWEST FLOOR ELEVATION (LFE) TABLE		
LOT	BLOCK	MIN LFE
1	13	303.29
2	13	303.29
3	13	303.29
4	13	303.29
5	13	303.29
6	13	303.29
7	13	303.29
8	13	303.29
9	13	303.19
1	17	302.78
2	17	303.19
1	16	298.77
2	16	299.20
3	16	299.62
4	16	300.04
5	16	300.47
6	16	300.90
7	16	301.32
8	16	301.73
1	15	297.42
2	15	298.97
3	15	298.57
4	15	298.57
5	15	298.57
6	15	298.72
7	15	297.14
8	15	297.57
15	7	298.34
16	7	298.34
17	7	298.34
18	7	298.34

All permanent structures must be built with the LFE at or above the minimum LFE listed.

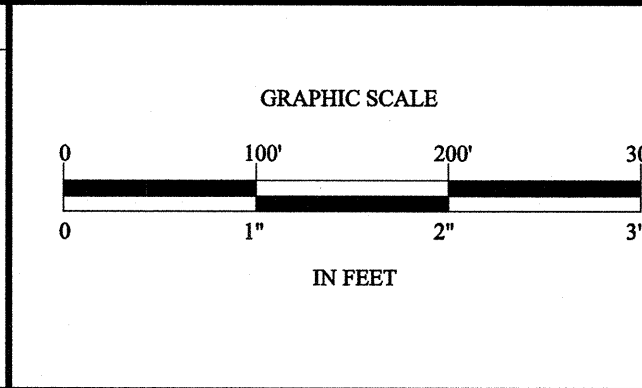
REMAINDER OF WBW LAND INVESTMENTS
V.10251 P.087

INSET
SCALE 1" = 100'



REV.	DESCRIPTION	DATE	BY
4	CHANGES PER SDRC COMMENTS	8/2/2016	BTW
3	REVISED LOT LAYOUT	7/26/2016	BTW
2	MODIFIED LOT 2 BLOCK 15, ADDED PSWE AND UPDATED LEGEND	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	BTW
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	55.55 ACRES
TOTAL BLOCKS:	11
TOTAL LOTS:	192
TOTAL TRACTS:	5



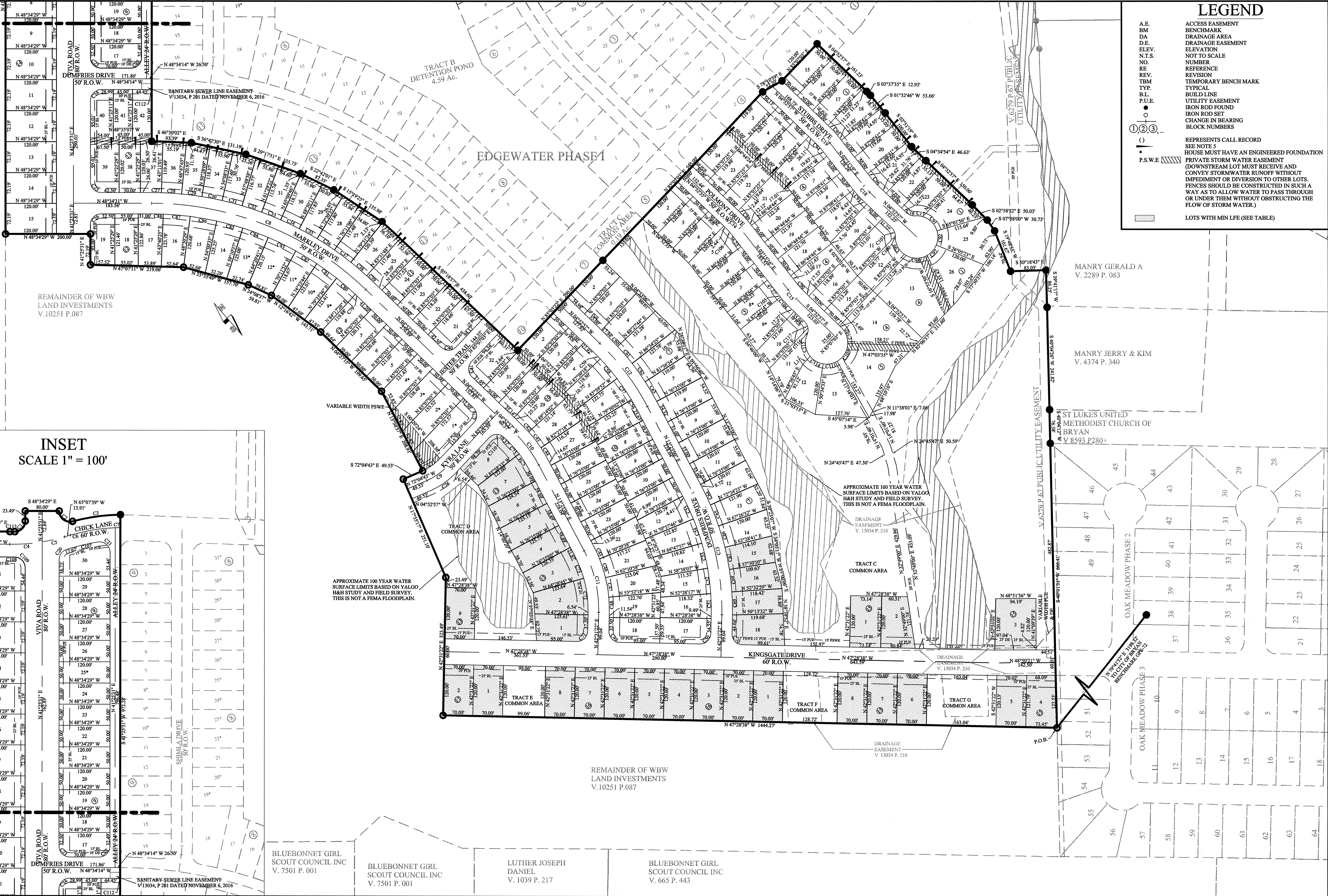
BENCHMARK	
CITY OF BRYAN GPS-72	ELE: 281.76
N:10212121.122	E:3536404.605

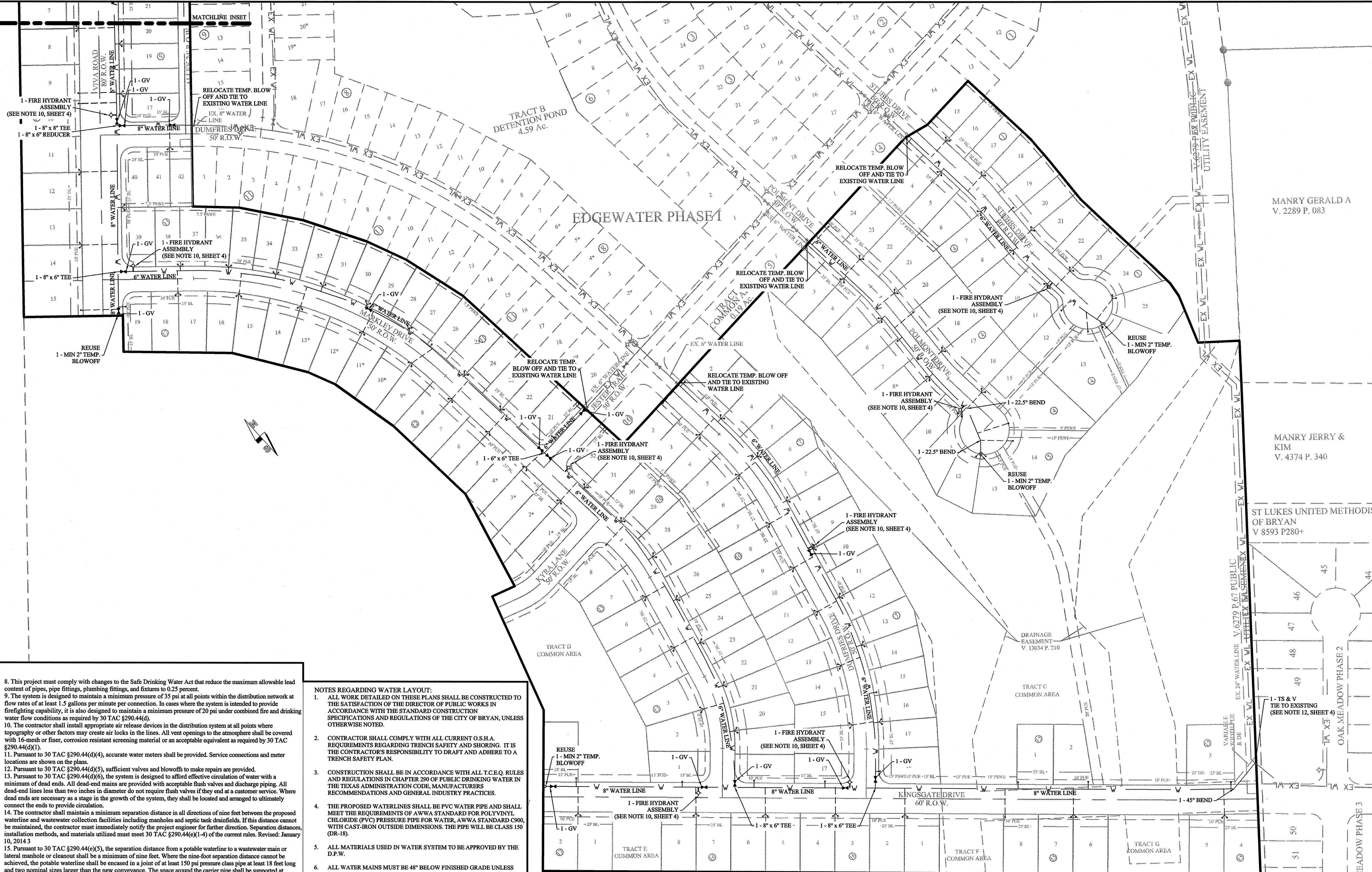
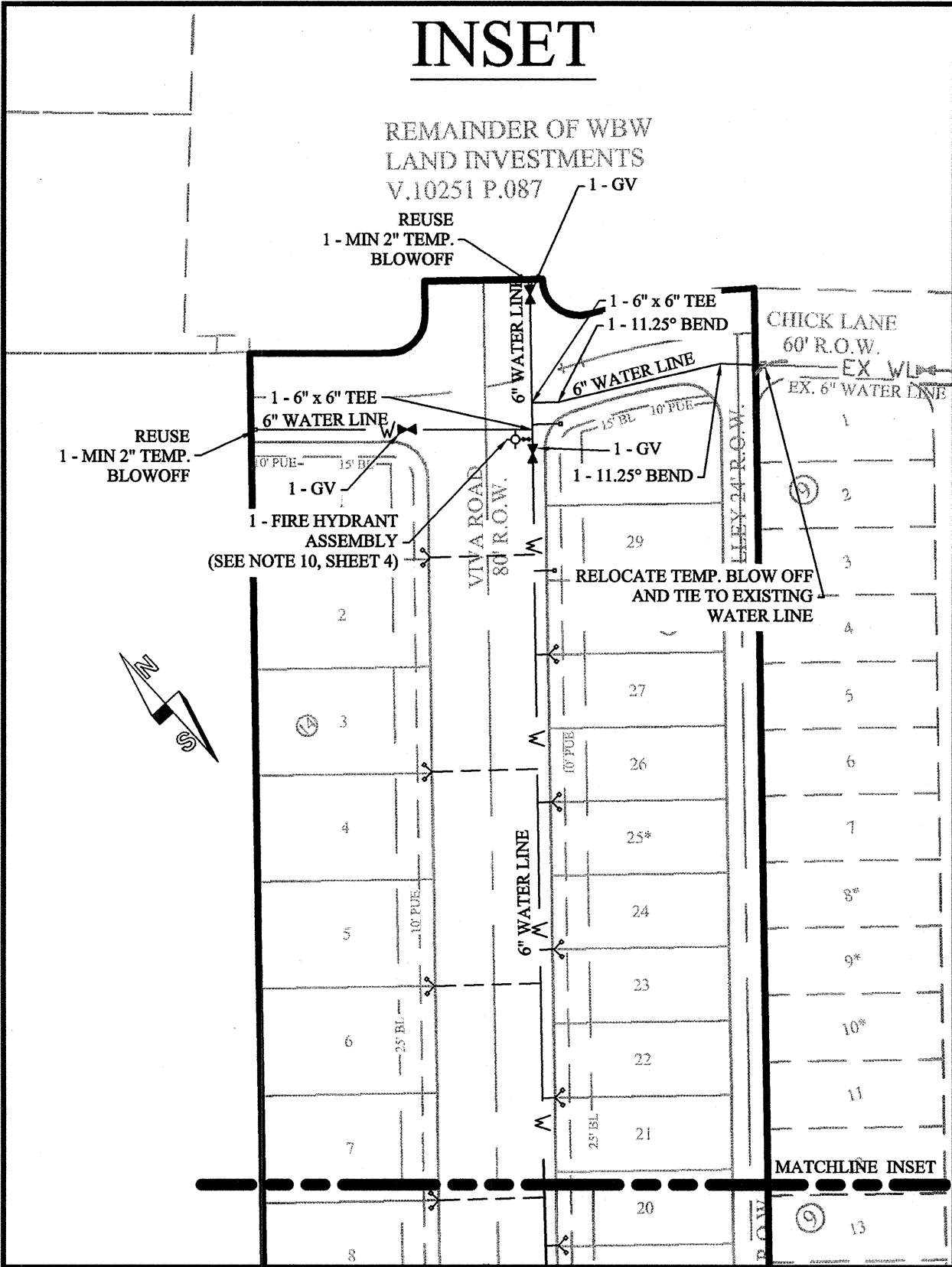
PRELIMINARY PLAN EDGEWATER PHASE II CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5335 FX (254) 953-5057	
Texas Registered Engineering Firm F-10264	
Texas Registered Surveying Firm 10194095	
SHEET	2 OF 7

LEGEND

A.E.	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
D.E.	DRAINAGE EASEMENT
ELEV.	ELEVATION
N.T.S.	NOT TO SCALE
NO.	NUMBER
RE	REFERENCE
REV.	REVISION
TBM	TEMPORARY BENCH MARK
TYP.	TYPICAL
B.L.	BUILD LINE
P.U.E.	UTILITY EASEMENT
IRON ROD FOUND	IRON ROD FOUND
CHANGE IN BEARING	CHANGE IN BEARING
BLOCK NUMBERS	BLOCK NUMBERS
REPRESENTS CALL RECORD	REPRESENTS CALL RECORD
SEE NOTE 5	SEE NOTE 5
HOUSE MUST HAVE AN ENGINEERED FOUNDATION	HOUSE MUST HAVE AN ENGINEERED FOUNDATION
PRIVATE STORM WATER EASEMENT	PRIVATE STORM WATER EASEMENT
(DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM WITHOUT OBSTRUCTING THE FLOW OF STORM WATER.)	(DOWNSTREAM LOT MUST RECEIVE AND CONVEY STORMWATER RUNOFF WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM WITHOUT OBSTRUCTING THE FLOW OF STORM WATER.)
LOTS WITH MIN LFE (SEE TABLE)	LOTS WITH MIN LFE (SEE TABLE)





TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM

GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems."
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (LD^5/P)/148,000$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

Revised: January 10, 2014

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (SD^5/P)/148,000$$

Where:

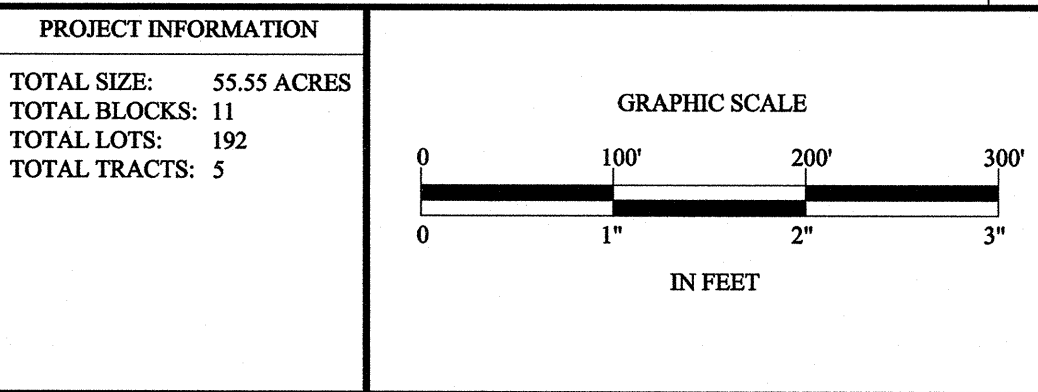
- Q = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

8. This project must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.
9. The system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. In cases where the system is intended to provide firefighting capability, it is also designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 1/6-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
13. Pursuant to 30 TAC §290.44(d)(6), the system is designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains are provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter do not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1)-(4) of the current rules. Revised: January 10, 2014.
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tie or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

NOTES REGARDING WATER LAYOUT:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF BRYAN, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
4. THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
5. ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
6. ALL WATER MAINS MUST BE 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
7. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
8. FOR SHORT-SIDE SERVICES, 18" SAND EMBEDMENT REQUIRED.
9. ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
10. ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC).
11. NONE OF THE FIRE HYDRANTS ARE TO BE PLACED WHERE THE SIDEWALK WILL BE CONSTRUCTED, SEE SHEET 7 FOR SIDEWALK LAYOUT
12. USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.

REV.	DESCRIPTION	DATE	BY
3	REMOVED 11.25 DEGREE BENDS	5/5/2016	EU
2	UPD. NOTES REGARDING WATER LAYOUT, SWITCHED SERVICES AND MOVED GATE VALVES	6/1/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			



BENCHMARK
CITY OF BRYAN GPS-72 ELE: 281.76 N:10212121.122 E:3536404.605

SCHEMATIC WATER LAYOUT

EDGEWATER PHASE II

BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL	Yalgo, LLC
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 8/2/2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095
SHEET	3 OF 7

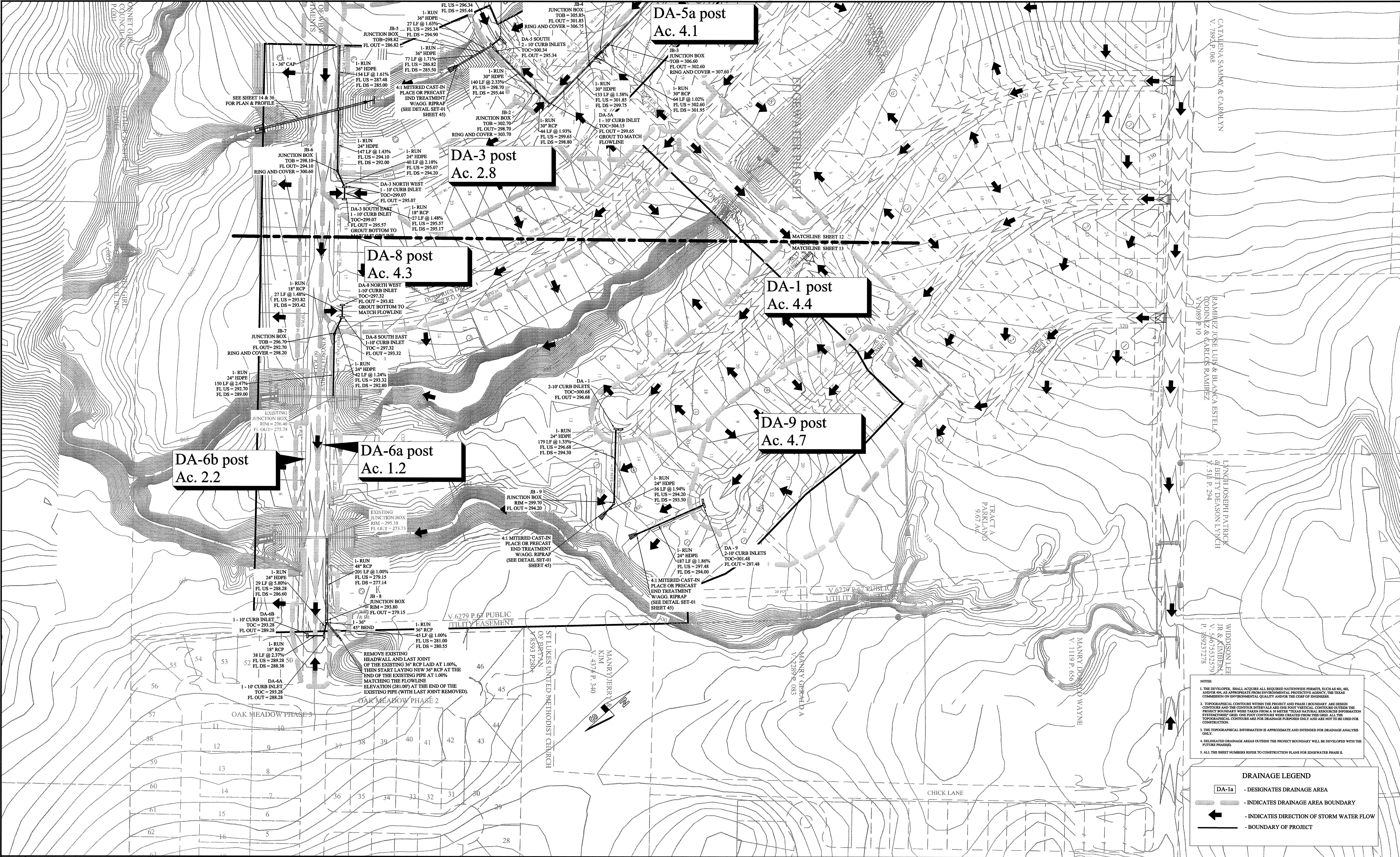


REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	SCHEMATIC SEWER LAYOUT EDGEWATER PHASE II BRYAN , BRAZOS COUNTY, TEXAS	ENGINEER'S APPROVAL	Yalgo, LLC	SHEET
3	CONNECTED SERVICE TO MH#70	5/23/2016	EU	TOTAL SIZE: 55.55 ACRES TOTAL BLOCKS: 11 TOTAL LOTS: 192 TOTAL TRACTS: 5	CITY OF BRYAN GPS-72 ELE: 281.76 N:10212121.122 E:3536404.605		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 8/2/2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	4
2	SWITCHED SERVICES	6/11/2015	EU					Texas Registered Engineering Firm F-10264	OF
1	ORIGINAL RELEASE	4/27/2015	EU					Texas Registered Surveying Firm 10194095	7
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017							
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX							
AUTHORIZED BY: WBW									

PRINTED ON August 2, 2016



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	POST-DRAINAGE STRUCTURES 1 EDGEWATER PHASE II BRYAN , BRAZOS COUNTY, TEXAS	ENGINEER'S APPROVAL	Yalgo, LLC	SHEET
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU	TOTAL SIZE: 55.55 ACRES TOTAL BLOCKS: 11 TOTAL LOTS: 192 TOTAL TRACTS: 5	CITY OF BRYAN GPS-72 ELE: 281.76 N:10212121.122 E:3536404.605		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 8/2/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057	5
2	NAMED DRAINAGE STRUCTURES	6/11/2015	EU					Texas Registered Engineering Firm F-10264	OF
1	ORIGINAL RELEASE	4/27/2015	EU					Texas Registered Surveying Firm 10194095	7
PROJECT NUMBER: EW02				CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017					
APPROVED BY: SAB				CLIENT LOCATION: KILLEEN, TX					
AUTHORIZED BY: WBW									



REV.	DESCRIPTION	DATE	BY
3	UPDATED POLMONT & STUBBS STORM	7/26/2016	EU
2	INCREASED DRNG ESMT WIDTH BETWEEN BLOCK 1 LOT 29/BLOCK 5 LOT 17 AND ADDED OVERFLOW SWALE, NAMED STRUCTURES	6/11/2015	EU
1	ORIGINAL RELEASE	4/27/2015	EU
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	
TOTAL SIZE:	55.55 ACRES
TOTAL BLOCKS:	11
TOTAL LOTS:	192
TOTAL TRACTS:	5
GRAPHIC SCALE	
0 100' 200' 300'	
0 1" 2" 3"	
IN FEET	

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

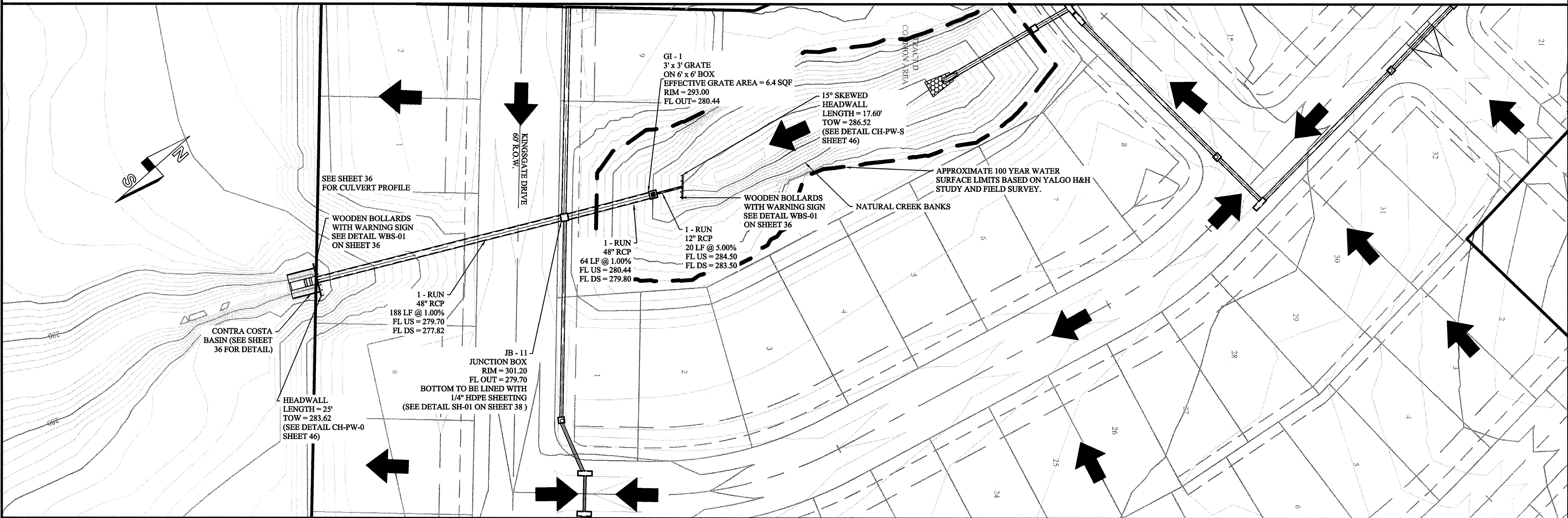
POST-DRAINAGE STRUCTURES 2

EDGEWATER PHASE II

BRYAN , BRAZOS COUNTY, TEXAS

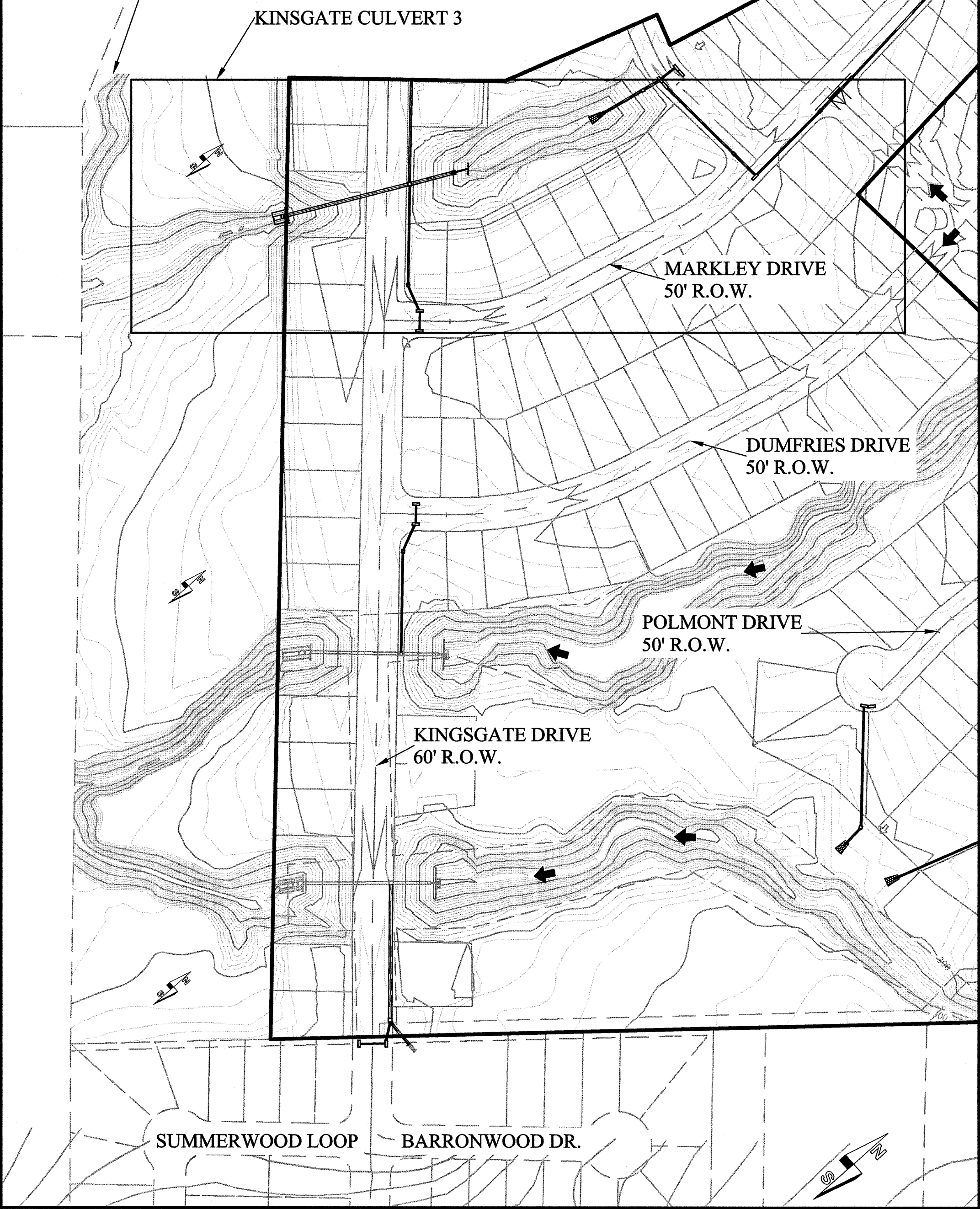
ENGINEER'S APPROVAL	Yalgo, LLC	SHEET
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 99801 ON 8/2/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	3000 Illinois Ave, Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	6 OF 7

KINGSGATE CULVERT 3



VICINITY MAP
KINGSGATE CULVERTS 3

N.T.S
REMAINDER OF WBW
LAND INVESTMENTS
V.10251 P.087



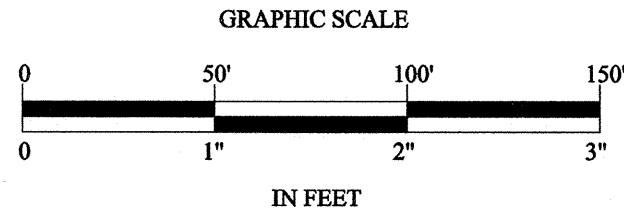
- NOTES:
1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.
 2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRS) GRID. ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
 3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
 4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASES.
 5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

DRAINAGE LEGEND

- DESIGNATES DRAINAGE AREA
- INDICATES DRAINAGE AREA BOUNDARY
- INDICATES DIRECTION OF STORM WATER FLOW
- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	4/27/2015	EU
PROJECT NUMBER: EW02		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 017	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION		BENCHMARK	
TOTAL SIZE:	55.55 ACRES	CITY OF BRYAN GPS-72	
TOTAL BLOCKS:	11	ELE: 281.76	
TOTAL LOTS:	192	N:10212121.122	
TOTAL TRACTS:	5	E:3536404.605	



KINGSGATE CULVERT 3
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL		SHEET 7 OF 7
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS, P.E. 9801 ON 8/2/16. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		
Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057		
Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095		